



# FARMINGTON CITY

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CITY COUNCIL

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CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING** **September 15, 2011**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

***Study Session: 6:00 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)***  
***Regular Session: 7:00 p.m. – Council Chambers (2<sup>nd</sup> Floor)***

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

- (7:00) 1. Minutes
- (7:05) 2. City Council Report

### **SUBDIVISION APPLICATION**

- (7:10) 3. James Mason – Applicant is requesting a recommendation of approval for a Plat Amendment for the Village at Old Farm PUD Phase 1 subdivision encompassing .513 acres and consisting of 2 lots located at approximately 1499 & 1503 North Main Street in a NMU zone. (S-11-11)

### **GENERAL PLAN & ZONING AMENDMENT APPLICATION**

- (7:20) 4. Farmington City – (Public Hearing) – Applicant is requesting a recommendation to amend the City's General Plan by re-designating all of those areas north of Shepard Creek, west of I-15, south of Shepard Lane, and east of the UTA rails to trails right-of-way identified as "Transportation Mixed Use" (TMU) and "Low Density Residential" (LDR) and "Medium Density Residential" (MDR) to "Class A Business Park" (CA/BP); and rezoning these same areas from RMU (Residential Mixed Use) and LR (Large Residential) and R-4 to OMU (Office Mixed Use). (Z-1-11)

### **CONDITIONAL USE APPLICATIONS**

- (7:35) 5. Verizon Wireless – (Public Hearing) – Applicant is requesting approval for a conditional use permit/site plan for a 60' monopole telecommunications

tower on property located at approximately 280 South 200 East in a LR zone. (C-16-11)

- (7:50) 6. Lawson Landscaping, LLC –Applicant is requesting approval for a conditional use permit for a home occupation on property located at 215 East 300 North in an OTR-F zone. (C-13-11)

#### **ZONING TEXT CHANGES**

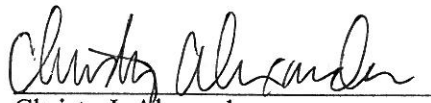
- (8:00) 7. Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for several text amendments to the Zoning Ordinance. (ZT-1-11)
- (8:15) 8. Farmington City – (Public Hearing) – Applicant is requesting a recommendation to amend the City’s Zoning Ordinance by establishing additional criteria for special exceptions regarding historic buildings and enacting a definition for “adaptive reuse”. (ZT-2-11)

#### **OTHER BUSINESS**

- (8:30) 9. Miscellaneous, correspondence, etc.
- a. PC Policies and Procedures
  - b. Other
10. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted September 9, 2011

  
Christy J. Alexander  
Associate City Planner